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MOBILE CITY PLANNING COMMISSION LETTER OF DECISION

October 9, 2013

CITY CLERK
LISA LAMBERT

William Vick
2745 Shelton Beach Road Extension
Mobile, AL 36618

Re: Case #SUB2013-00090
Vick Estate Subdivision
2715 Shelton Beach Road Extension
(Southwest corner of Shelton Beach Road Extension, and Moberg Lane).
2 Lots / 2.6± Acres

Dear Applicant(s)/ Property Owner(s):

At its meeting on October 3, 2013, the Planning Commission waived Section V.D.1 and V.D.3 of the Subdivision Regulations and tentatively approved the above referenced subdivision subject to the following conditions:

- 1) revision of the plat to indicate the centerline and current right-of-way width of Shelton Beach Road with dedication if necessary to provide 25-feet from centerline;
- 2) placement of a note on the Final Plat stating that each lot is limited one curb-cut onto Shelton Beach Road, with the size, design, and location be approved by Traffic Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line as measured from the right-of-way edge on Final Plat;
- 4) labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that that no further resubdivision of Lot 2 is allowed until additional frontage on a public street is provided;
- 6) placement of a note on the Final Plat stating that approval of all applicable federal, state, and local agencies is required for endangered, threatened, or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 7) compliance with Engineering comments: *"The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, required notes, legend). b. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in*

accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).c. Add a signature block and signature for the Owner (notarized), Surveyor, Planning Commission and Traffic Engineer. c. Show and label the existing Right-Of-Way width. d. Provide and label the monument set or found at each subdivision corner. e. Provide the Surveyor's Certificate. f. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. g. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).";

- 8) compliance with Traffic Engineering comments: "Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.";
- 9) compliance with Urban Forestry: "Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64)";
- 10) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one (1) year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at travisz@cityofmobile.org.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____



Richard Olsen
Deputy Director of Planning

cc: Byrd Surveying, Inc.
Betty McLaughlin